

RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S East Joppa Road, 530' W * DEPUTY ZONING COMMISSIONER
of Belair Road * OF BALTIMORE COUNTY
(4129 and 4131 E. Joppa Road) *
11th Election District * Case No. 91-247-A
6th Councilmanic District *
Michael Martino, et al
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 22 feet in lieu of the required average setback of 30 feet for a proposed one story bank in accordance with Petitioner's Exhibit 1.

The Petitioners, by Tony Iacoboni, Property Real Estate Manager for Provident Bank of Maryland, Contract Lessee, appeared, testified, and were represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition was Paul Lee, Engineer.

Testimony indicated that the subject property, known as 4129 and 4131 East Joppa Road, consists of 0.6975 acres zoned B.L.-C.S.A. and is the proposed site for a one story bank building to be constructed by and for the Provident Bank of Maryland in accordance with the site plan submitted and identified as Petitioner's Exhibit 1. Testimony indicated the site plan was revised by Petitioners to incorporate CRG comments. The revised site plan has been marked Petitioner's Exhibit 2. Paul Lee testified that the relief requested is necessary as a result of the unique shape and existing conditions of the subject lot. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community. Petitioners argued that to require strict compliance would be unnecessarily burdensome.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of February, 1991 that the Petition for Zoning Variance to permit a front yard setback of 22 feet in lieu of the required average setback of 30 feet, for a proposed one story bank, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 2 -

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 1/25/91
Posted for: Variance
Petitioner: Michael Martino & Provident Bank
Location of property: 1/2 E. Joppa Rd., 530' W of Belair Rd.
1129 E. Joppa Rd.
Location of Signs: Being Taken Rd. across 10 E. Frederick Rd.
property of Petitioner
Remarks:
Posted by: [Signature] Date of return: 2/1/91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-18, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-17, 1991.

TOWSON TIMES,

S. Zeke Olson
Publisher

\$ 84.29

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner must obtain CRG approval and/or a waiver for the subject site.

3) Prior to the issuance of any permits, Petitioner shall submit a landscaping plan for approval by the Deputy Director of Planning. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits. Said plan shall comply, at a minimum, with the requirements of the Baltimore County Landscaping Manual.

4) Prior to the issuance of any permits, Petitioner shall submit to the Deputy Director of Planning for approval a sign detail which indicates dimension and architectural style of the proposed building.

5) Petitioner shall comply with all other Zoning Plans Advisory Committee comments submitted hereto.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN H. RASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-18, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-17, 1991.

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$ 84.29

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.2 to permit a front yard set back of 22 feet in lieu of the required average set back of 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Shape and configuration of the property;
2. Permitted use, preserved for reasonable development;
3. Such other reasons to be presented at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Provident Bank of Maryland
(Type or Print Name)
By: [Signature] Christy J. Goudreau, Vice Pres.
Signature c/o S. Eric DiNenna
409 Washington Ave., Ste. 600
Address
Towson, Maryland 21204
City and State
Legal Owner(s): Michael Martino
(Type or Print Name)
[Signature]
(Type or Print Name)
Signature
2316 Kings Acre Drive
Address
Fallston, Maryland 21047
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Eric DiNenna
409 Washington Ave., Ste. 600
Towson, Maryland 21204
Address
296-6820
Phone No.
Attorney for Petitioner: S. Eric DiNenna
(Type or Print Name)
[Signature]
409 Washington Ave., Ste. 600
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 296-6820
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock

Zoning Commissioner of Baltimore County.

(over)

Paul Lee P.E.

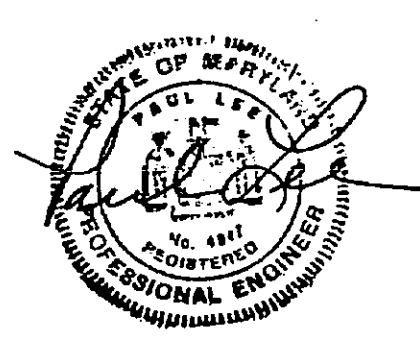
Paul Lee Engineering Inc.
306 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5361

DESCRIPTION

4129 AND 4131 E. JOPPA ROAD
ELEVENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Joppa Road, said point also being located westerly 530 feet ± from the center of Belair Road; thence leaving said south side of Joppa Road (1) S 47°45'35" W 66.96 feet, thence (2) S 42°42'25" W 100 feet, thence (3) S 62°02'24" W 188.53 feet, and (4) N 15°41'36" W 154.09 feet to the south side of Joppa Road; thence binding on the south side of Joppa Road (5) N 75°31'30" E 118.76 feet, thence (6) N 76°51'08" E 89.67 feet, and (7) N 74°25'36" E 24.22 feet to the point of beginning.

Containing 0.708 acre of land, more or less.



Engineers - Surveyors - Site Planners

12/12/90

#255
91-247-A

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 1/19/91
V per [Signature] Zoning Copy
91-247

PUBLIC HEARING FEES
COST POSTING SIGNS / ADVERTISING
TOTAL: \$109.29

Please Make Checks Payable To: Baltimore County
04AD40123M1CHRC
04AD40123M1CHRC
\$109.29

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

91-247-A

Please Make Checks Payable To: Baltimore County
04AD40123M1CHRC
04AD40123M1CHRC
\$175.00

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 1/28/91

Provident Bank of Maryland
c/o S. Eric DiNenna, Esq.
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE:
Case Number: 91-247-A
S/S East Joppa Road, 530' W of c/l Balair Road
4129 East Joppa Road
11th Election District - 6th Councilmanic
Legal Owner(s): Michael Martino
Contract Purchaser(s): Provident Bank of Maryland
HEARING: WEDNESDAY, FEBRUARY 13, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$109.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 8, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-247-A
S/S East Joppa Road, 530' W of c/l Balair Road
4129 East Joppa Road
11th Election District - 6th Councilmanic
Legal Owner(s): Michael Martino
Contract Purchaser(s): Provident Bank of Maryland
HEARING: WEDNESDAY, FEBRUARY 13, 1991 at 2:00 p.m.

Variance to permit a front yard setback of 22 ft. in lieu of the required average setback of 30 ft.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Michael Martino
Provident Bank of Maryland
S. Eric DiNenna, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 1, 1991

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No. 255, Case No. 91-247-A
Petitioner: Michael Martino
Petition for Zoning Variance

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JILLIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Michael Martino
Provident Bank of MD

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 9th day of January, 1990.

J. Robert Haines
ROBERT HAINES
ZONING COMMISSIONER

Received By:

JAMES E. DYER
Chairman,
Zoning Plans Advisory Committee

Petitioner: Michael Martino

Petitioner's Attorney: S. Eric DiNenna

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

1/28/91
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 255, Zoning Advisory Committee Meeting of January 8, 1991

Property Owner: Michael Martino District: 11

Location: 4129 East Joppa Road

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type health care facilities, must be submitted to the Baltimore County Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations for more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted.
- () The results are valid until
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
- () shall be valid until
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a hydrogeological study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 11, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MICHAEL MARTINO

Location: #4129 EAST JOPPA ROAD

Item No.: 255 Zoning Agenda: JANUARY 8, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 26

REVIEWER: Capt. J. W. Kelly 1-11-91 Noted and Approved: J. W. Kelly
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Michael Martino, Item No. 255

DATE: January 28, 1991

Should be applicant's request be granted, staff recommends the following:

- A sign detail shall be submitted which indicates dimension and architectural style.
- A landscape plan shall be submitted to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM255/ZAC1

received
2/1/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 8, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 244, 249, 250, 251, 252, 253, 256, 258 and 259.

For Items 231 revised (Perring Plaza Shopping Center) and 247, the previous County Review Group comments are applicable.

For Items 254 and 255 and 257, County Review Group Meetings may be required.

Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:s

887-3353

February 20, 1991

RE: PETITION FOR ZONING VARIANCE
S/S East Joppa Road, 530' W of Belair Road
(4129 and 4131 East Joppa Road)
11th Election District - 6th Councilmanic District
Michael Martino - Petitioner
Case No. 91-247-A

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Michael Martino
2216 Kings Arm Drive, Fallston, Md. 21047

People's Counsel
File

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 21, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 8, 1991

ITEM NUMBER: 255

Dear Mr. Haines:

The proposed bypass lane needs to be clearly indicated on the plan.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

received
3/15/91

PROVIDENT BANK
4131 East Joppa Road
W-91-22

CRC Refinement
Plan Date: 3/28/91
Comments Date: 7/1/91
Comments Completed: 7/3/91

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Restriction #3 of variance case #91-247-A requires a landscape plan. The submitted plan has been substantially reduced by inclusion of the A.T.M. and additional drive-through lane. The Baltimore County Landscape Architect must approve any changes to the original plan.

The stacking spaces shown on the site plan must be scaled at 20 feet x 9 feet. There must be a total of 11 stacking spaces NOT including trans-action spaces.

The distance from the A.T.M. to property line must also be shown on the site plan.

Any requests for further information from the Zoning Office must include a reference to the CRG refinement and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN R. ALEXANDER
PLANNER I

JLL:scj

cc: Current Planning
Zoning File - #91-247-A
Waiver File

*Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5941*

June 26, 1991

Mr. James Dyer, Zoning Supervisor
Department of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: 4129 & 4133-E, Joppa Road - Provident Bank
Case # 91-247-A

Dear Mr. Dyer:

Relative to our meeting of June 26th, please find enclosed herewith 1 print of the zoning site plan for the above mentioned site. Please note that I have red lined the location of the ATM Building and drive which our client wishes to build at this time. As you are aware, the bank is under construction and it would be the bank's benefit to construct the ATM Building at this time.

The location of the ATM Building does not effect the setback variance which was granted for the building. The area required by the 7% of the parking area to be reserved for landscaping is not a problem due to this change since the area is there.

I wish to thank you for meeting with me on such a short notice and if everything is satisfactory as shown on the plan, would appreciate approval of the same.

Thanking you for your cooperation.

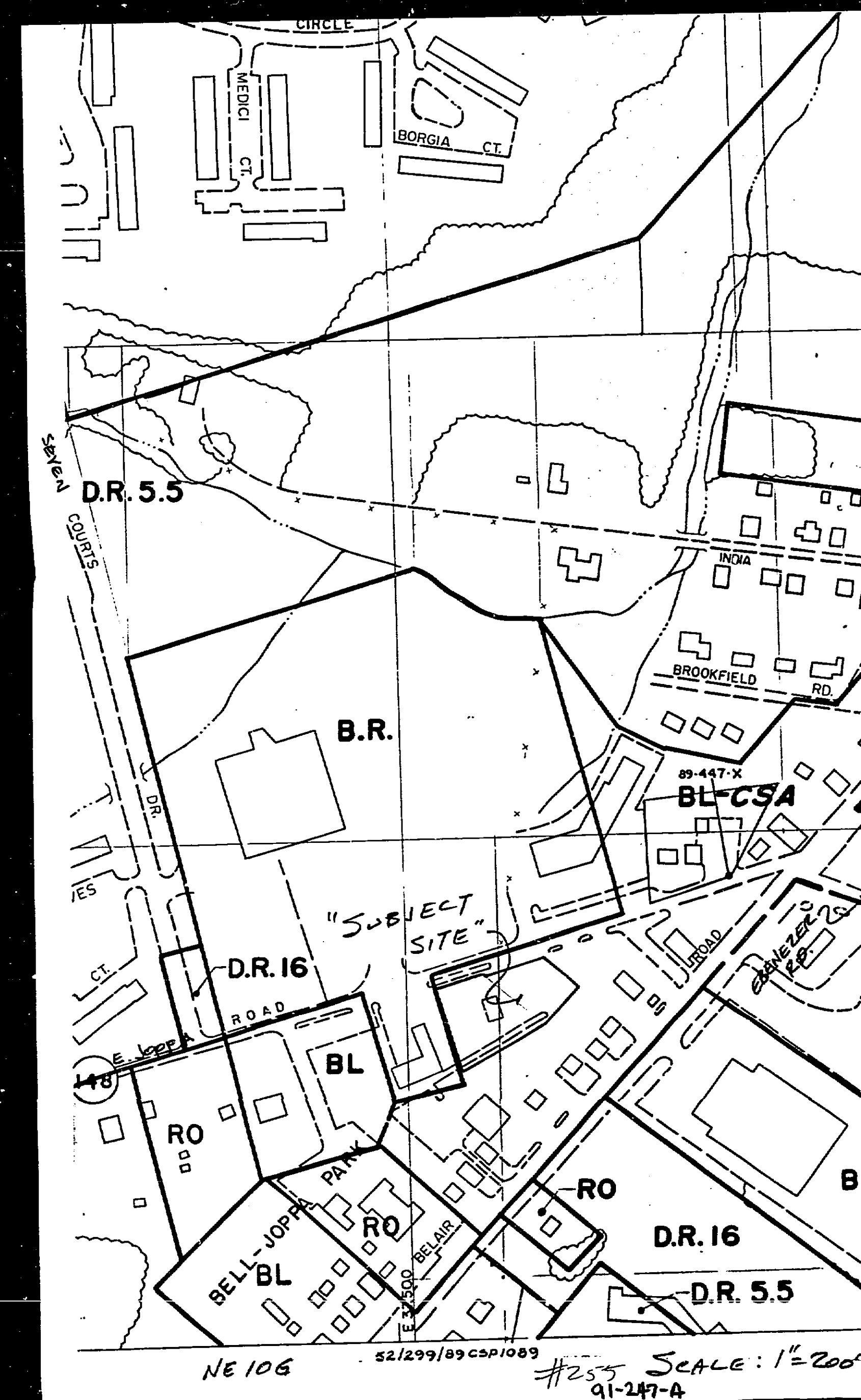
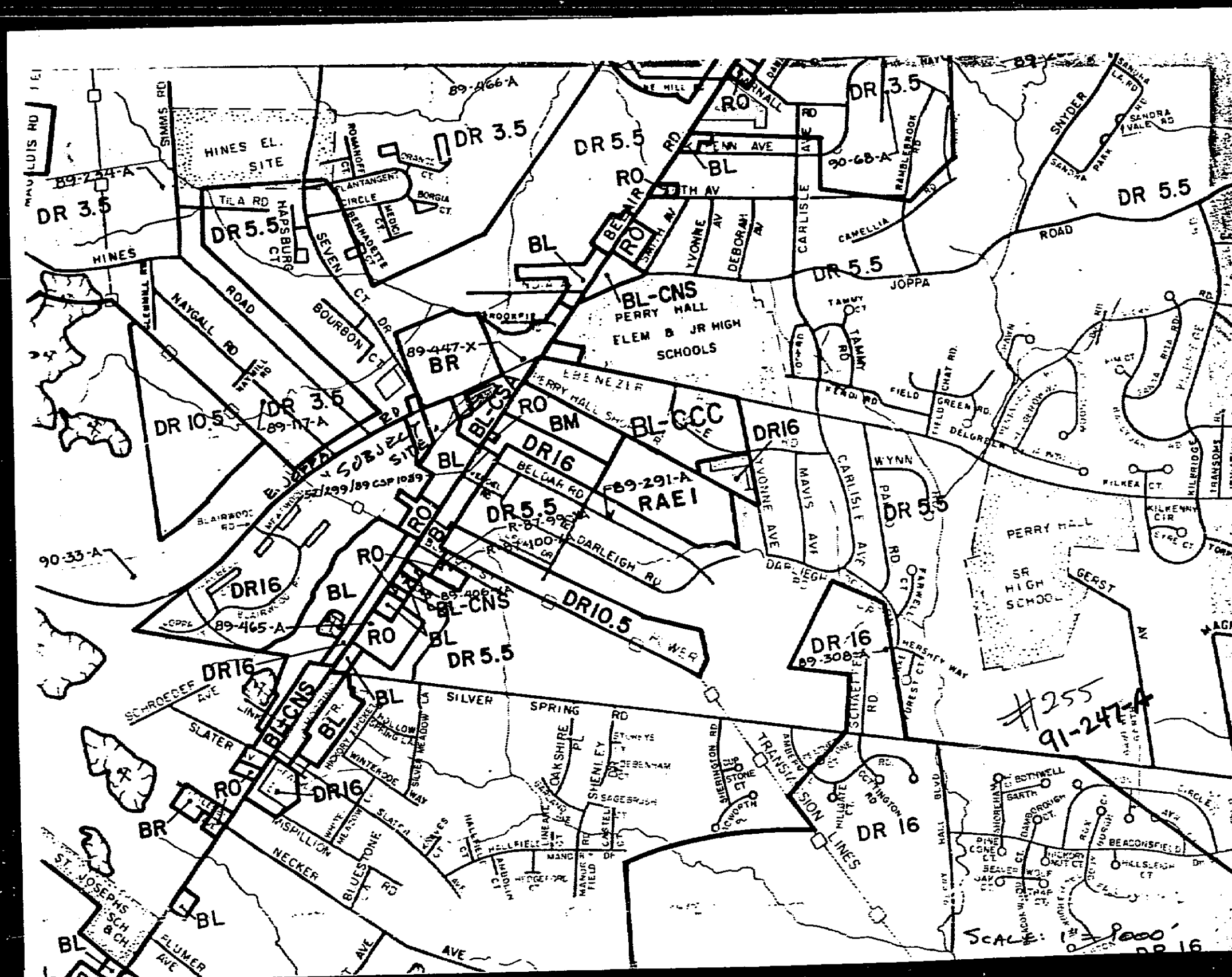
Very truly yours,
Paul Lee
Paul Lee

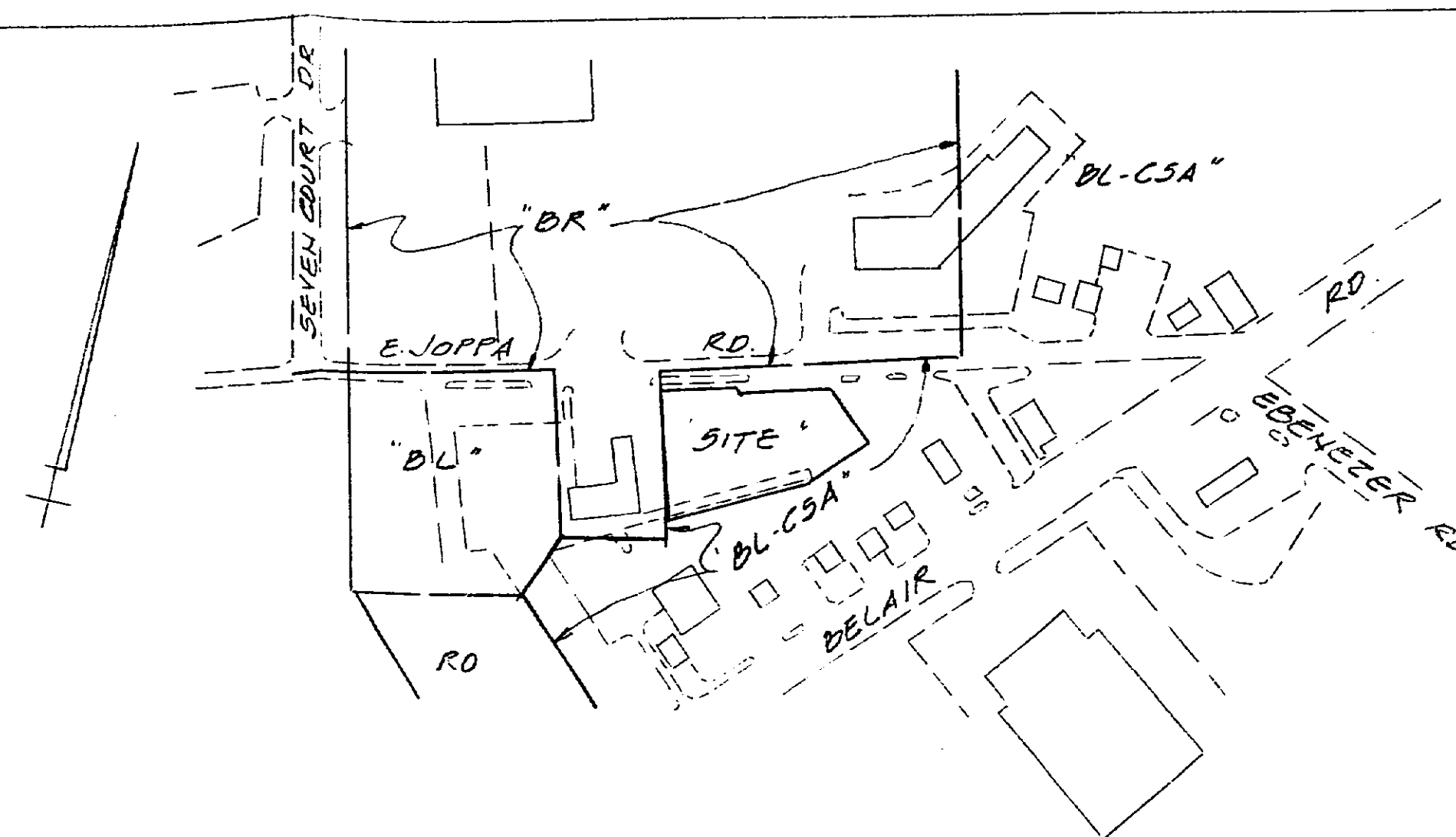
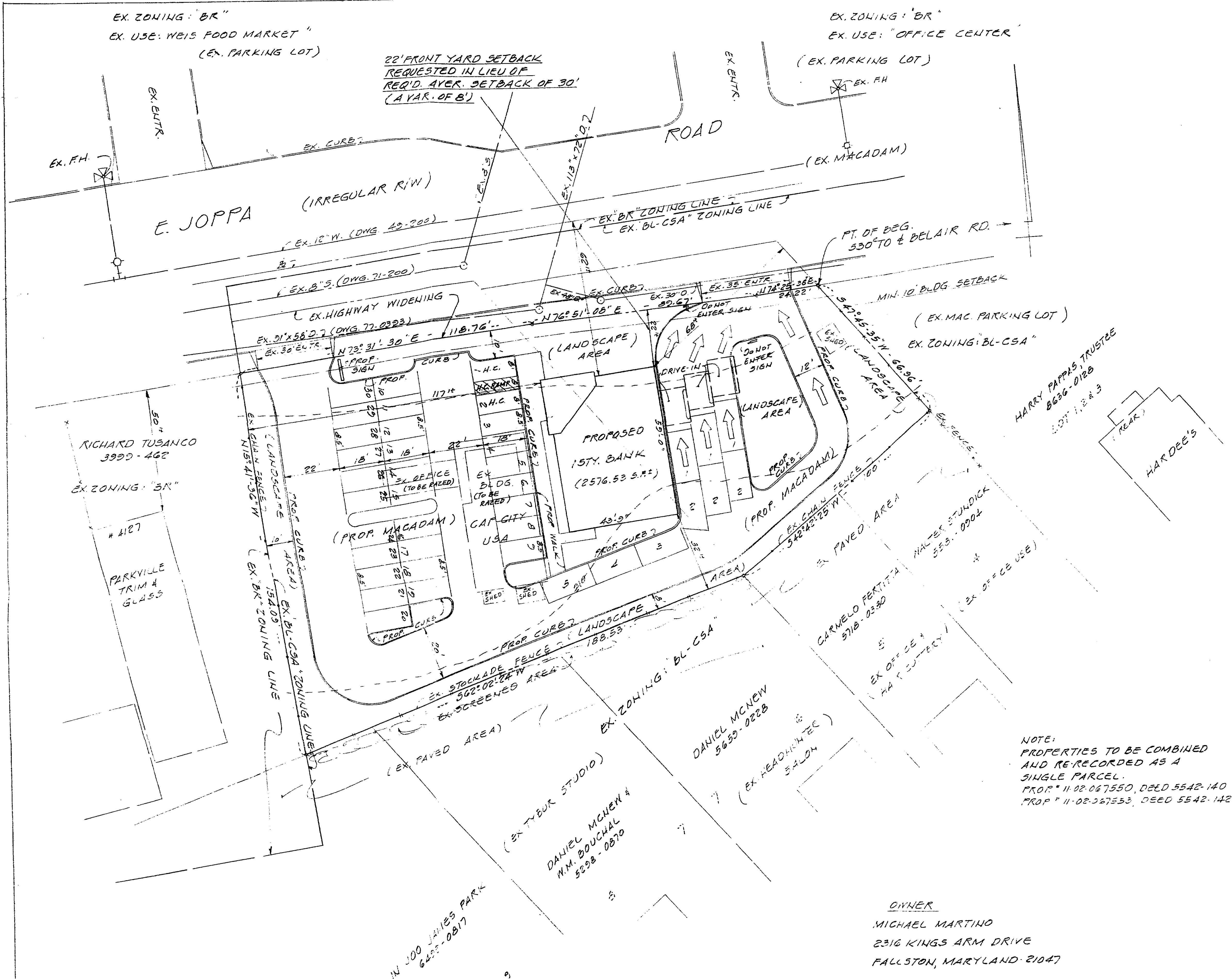
PL:lp

APPROVED: James E. [Signature] 6/28/91
Zoning Department

copy to PAUL Lee - 6-29-91

Engineers — Surgeons — Site Planners





LOCATION PLAN
SCALE: 1" = 200'

GENERAL NOTES

1. AREA OF PROPERTY - 0.708 AC. (0.868 AC. GROSS)
2. EXISTING ZONING OF PROPERTY - "BL-CSA"
3. EXISTING USE OF PROPERTY - "USA CAP CITY - RETAIL"
4. PROPOSED ZONING OF PROPERTY - "BL-CSA"
5. PROPOSED USE OF PROPERTY - "PROVIDENT BANK BRANCH OFFICE"
6. REQUIRED OFFSTREET PARKING: 2576.53 S.F. @ 33'1000' = 8.5 = 9 S.F.
7. NUMBER OF PARKING SPACES SHOWN - 3075 (INCL 2 H.C.)
8. PETITIONER IS REQUESTING A VARIANCE TO SECT. 303.2 OF THE BCZR TO PERMIT A FRONT YARD SETBACK OF 22' IN LIEU OF THE REQUIRED 30' (AVER. OF ADJACENT BUILDINGS 50'10') A VARIANCE OF 8'.
9. ALL PARKING IS ON MACADAM AND ALL PARKING SPACES WILL BE PERMANENTLY STRIPPED.
10. ANY SIGN (S) SHALL CONFORM WITH SECTION 413 OF THE BCZR AND ALL ZONING POLICIES.
11. MAX. F.A.R. PERMITTED = 0.708 x 3 = 2.124, PROPOSED: 2576.53/30840 = 0.08
12. LANDSCAPE PLAN TO BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY MANUAL & POLICY.
13. EXISTING UTILITIES AVAILABLE TO SITE.

NOTE:
PROPERTIES TO BE COMBINED
AND RE-RECORDED AS A
SINGLE PARCEL.
PROP. 11-02-067550, DEED 5542-140
PROP. 11-02-067553, DEED 5542-142

**PETITIONER'S
EXHIBIT**

PLAT TO ACCOMPANY PETITION
FOR

VARIANCE

4129 & 4133 E. JOPPA ROAD

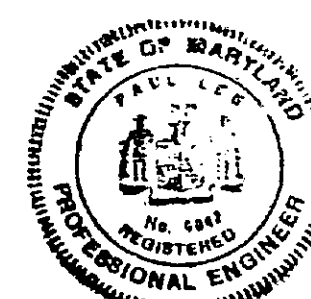
PROVIDENT BANK OFFICE

ELECT. DIST. 11 BALTIMORE COUNTY, MD
COUNCILMANIC DIST. G DEC. 12, 1990
SCALE: 1" = 20'

ENGINEER

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

#255
91-247-A



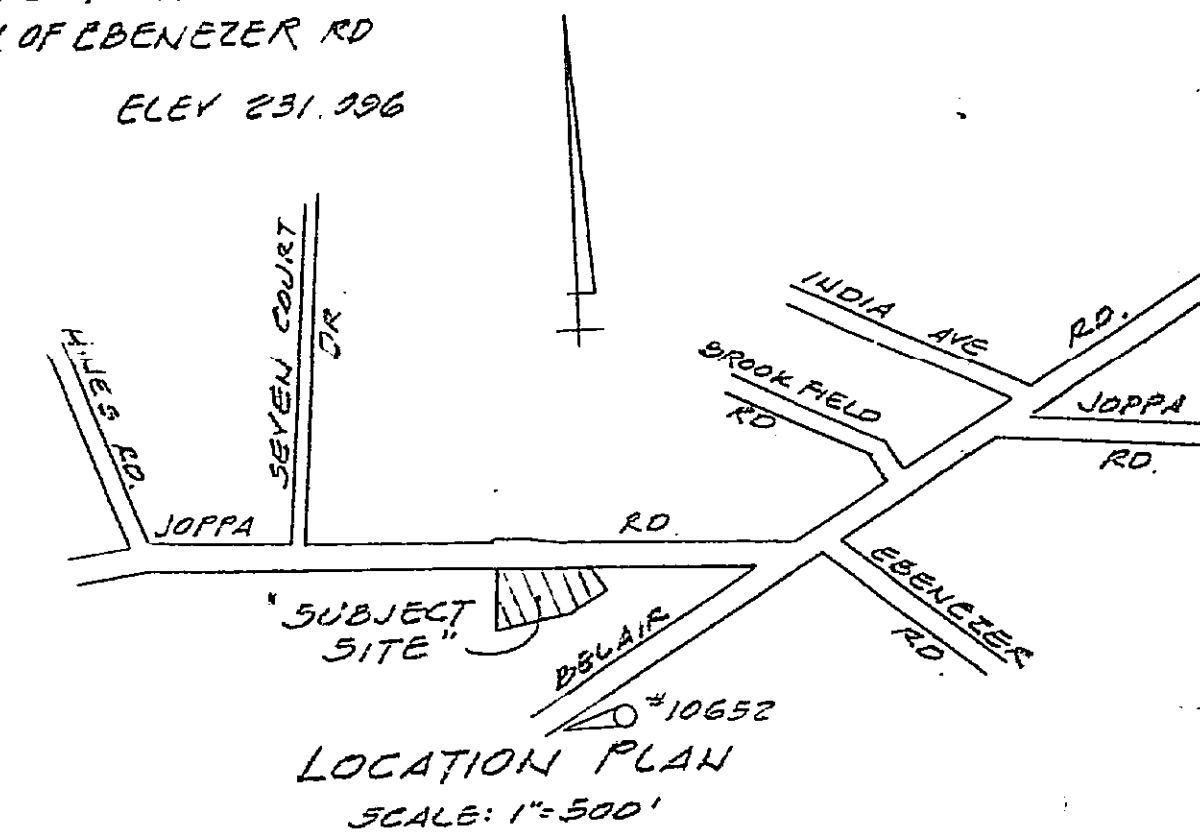


RESTRICTIONS 91-247-A

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appeals process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner must obtain CRG approval and/or a waiver for the subject site.
- 3) Prior to the issuance of any permits, Petitioner shall submit a landscaping plan for approval by the Deputy Director of Planning. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits. Said plan shall comply, at a minimum, with the requirements of the Baltimore County Landscaping Manual.
- 4) Prior to the issuance of any permits, Petitioner shall submit to the Deputy Director of Planning for approval a sign detail which indicates dimension and architectural style of the proposed building.
- 5) Petitioner shall comply with all other Zoning Plans Advisory Committee comments submitted hereto.
- 6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

BENCHMARK DESCRIPTION

18' IRON BAR FLUSH TO BACK EDGE OF SIDEWALK
SE COR. OF BELAIR RD 800' S.W. OF CDBENERER RD
HUB NO. 2652 ELEV 231.296



GENERAL NOTES

1. AREA OF SITE: 1.40 AC. (GROSS AREA: 0.859 AC.)
2. EXISTING ZONING: 'BL' - CSA
3. EXISTING USE OF PROPERTY: U.S. CAP CITY PROVIDENT BANK (2576.53 S.F.)
4. PROPOSED USE: DRIVE-IN BANK (LST.)
5. PARKING REQ'D.: 2576.53 S.F. @ 3.3/1000 = 8.5 * 0 P.S. 26 P.S. (INCL 2 H.C.)
6. PARKING SHOWN: CONTRACTOR TO EXCAVATE FOR LOCATION & DEPTH OF EXISTING UTILITIES BEFORE LAYING PIPE.
7. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO. CO. PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR.
8. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
9. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE BEGINNING WORK:
MISS UTILITY: 800-257-7777
BELL TEL SYSTEM: 539-2900 EXT 649
LONG DISTANCE CABLE DIV: 539-2900 EXT 553 OR 554
10. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALK OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
11. PROPOSED WATER MAIN TO HAVE A MINIMUM OF 4'-0" COVER FROM FINISHED GRADE, 6" CLEARANCE FROM STORM DRAINS, AND A MIN. OF 1'-0" CLEARANCE FROM ALL SANITARY SPECIFICATIONS.
12. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE BALTO. CO. STANDARD SPECIFICATIONS.
13. FOR PAVING SECTION SEE ARCH'S PLAN.

LIGHTS

- SINGLE LUMINAIRE
- TWIN LUMINAIRE

SITE LIGHTS TO BE "SHOE BOX" TYPE MOUNTED ON 20' HIGH POLE (250 WMMH)

CURRENT PLANNING CRG NUMBER: 91-247-A
PUBLIC SERVICE CRG # 91006

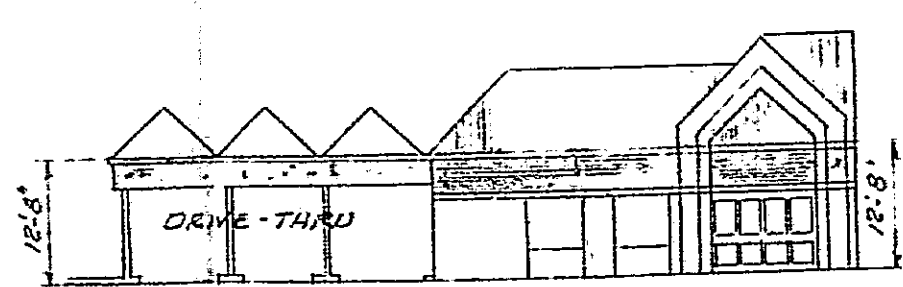
REVISIONS		DATE
NO.	DESCRIPTION	
1	APPROVED PLAN REQUIRED BY RESTRICTION #4 IN FILE	
	91-247-A	

SITE PLAN

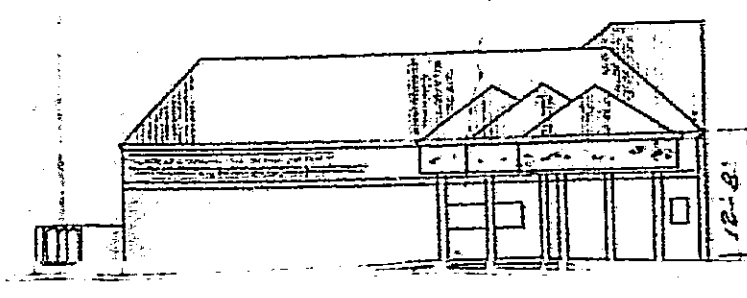
4131 E. JOPPA ROAD
PROVIDENT BANK

ELECT. DIST. 11
COUNCILMANIC DIST. 6
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20' MAR. 28, 1991

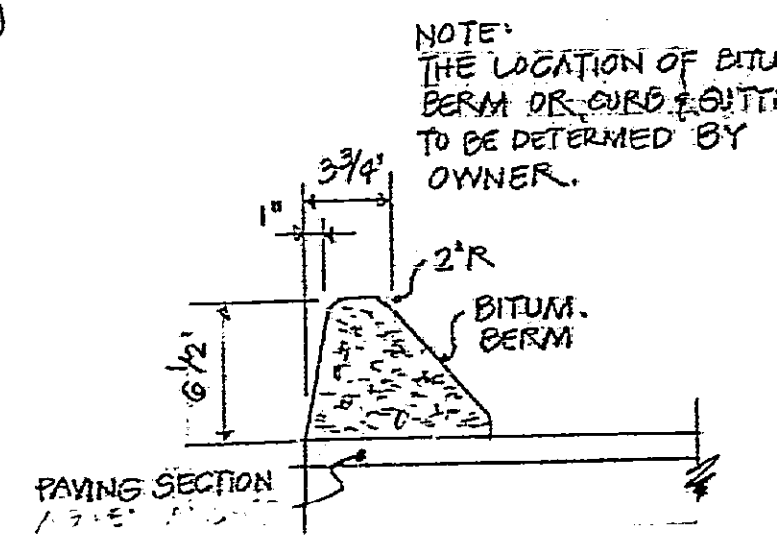
DEVELOPER: PROVIDENT BANK OF MARYLAND
CALVERT & CECILIA STREETS
RD. BOX 1661
BALTIMORE, MARYLAND 21203



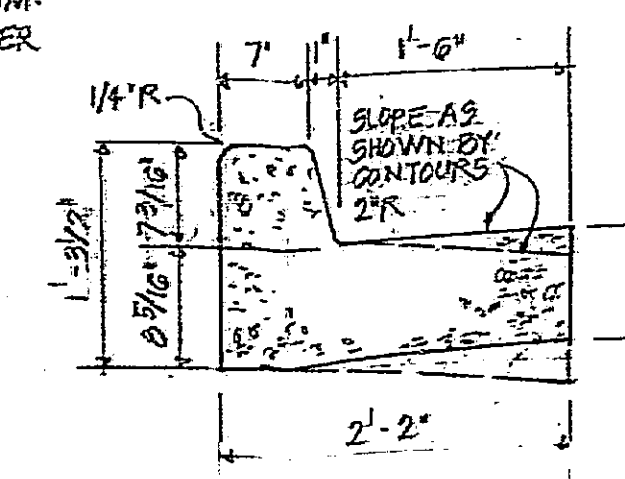
FRONT ELEVATION
(LOOKING TOWARDS DRIVE-THRU'S)
SCALE: 1"=20'



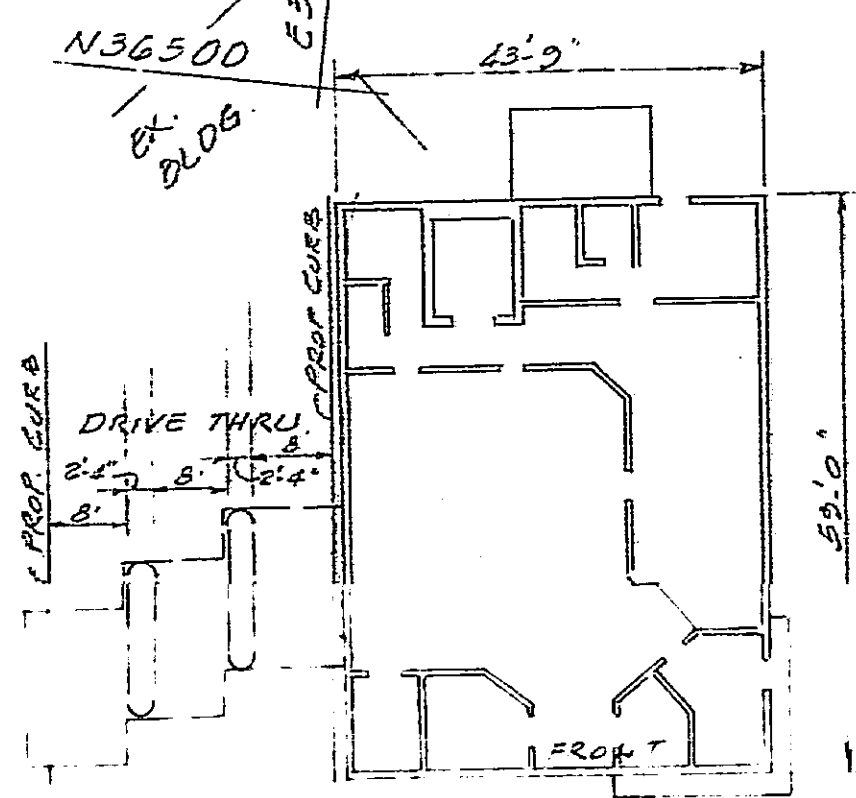
SIDE ELEVATION
(LOOKING EAST AT DRIVE-THRU'S)
SCALE: 1"=20'



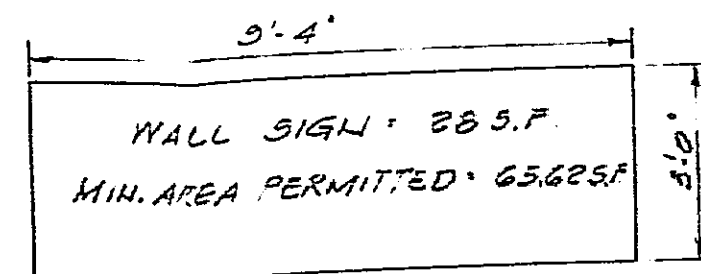
PAVING SECTION
SCALE: 1"=20'



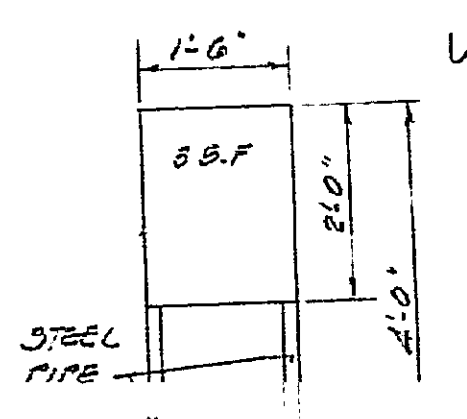
CROSS SECTION
SCALE: 1"=20'



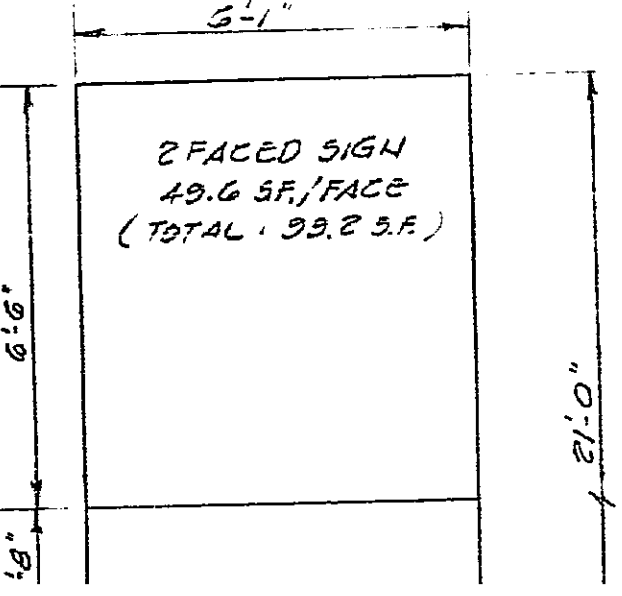
PLAN
SCALE: 1"=20'



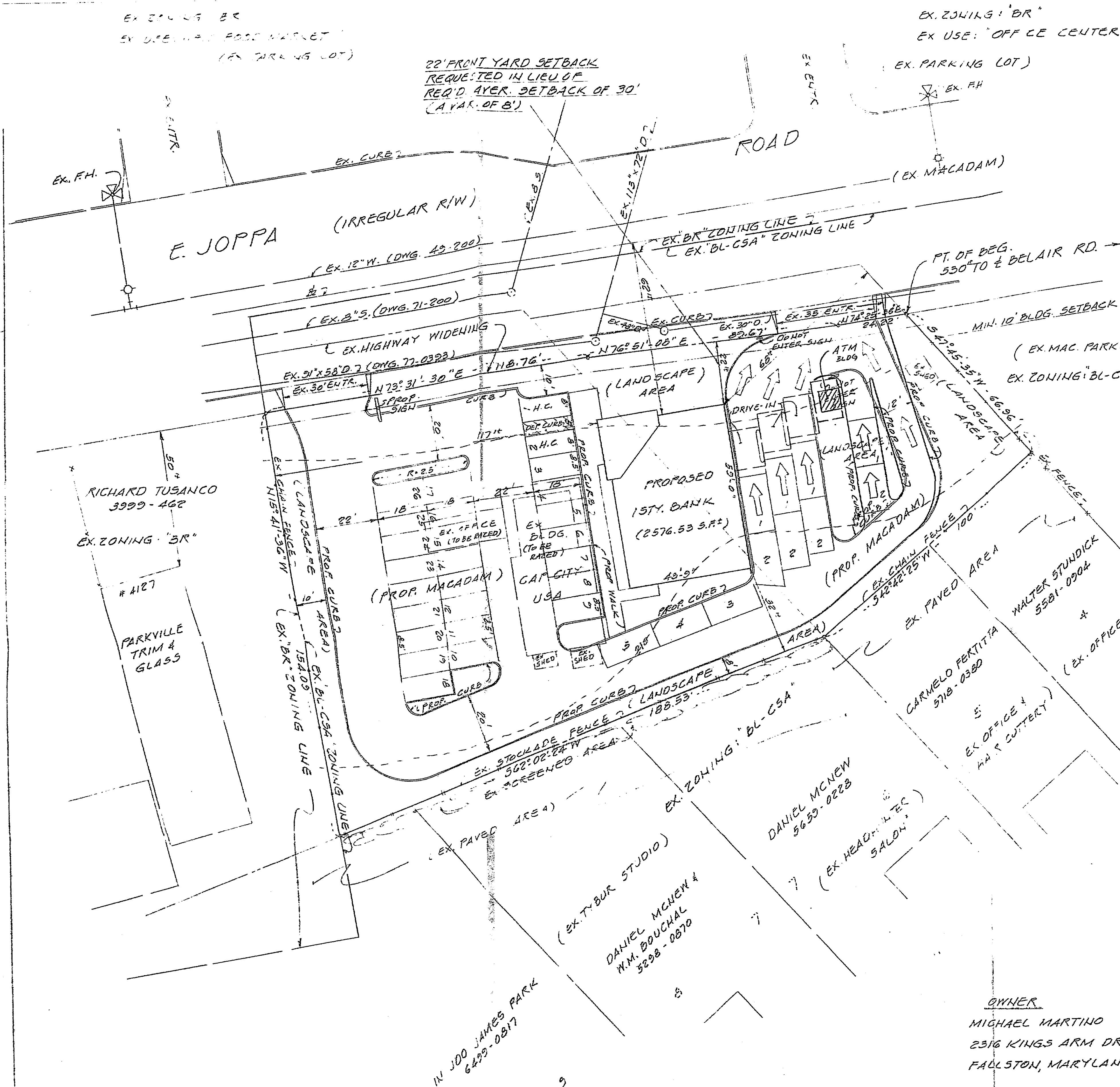
WALL SIGN: 28.5' F
MIN. AREA PERMITTED: 6562 S.F.



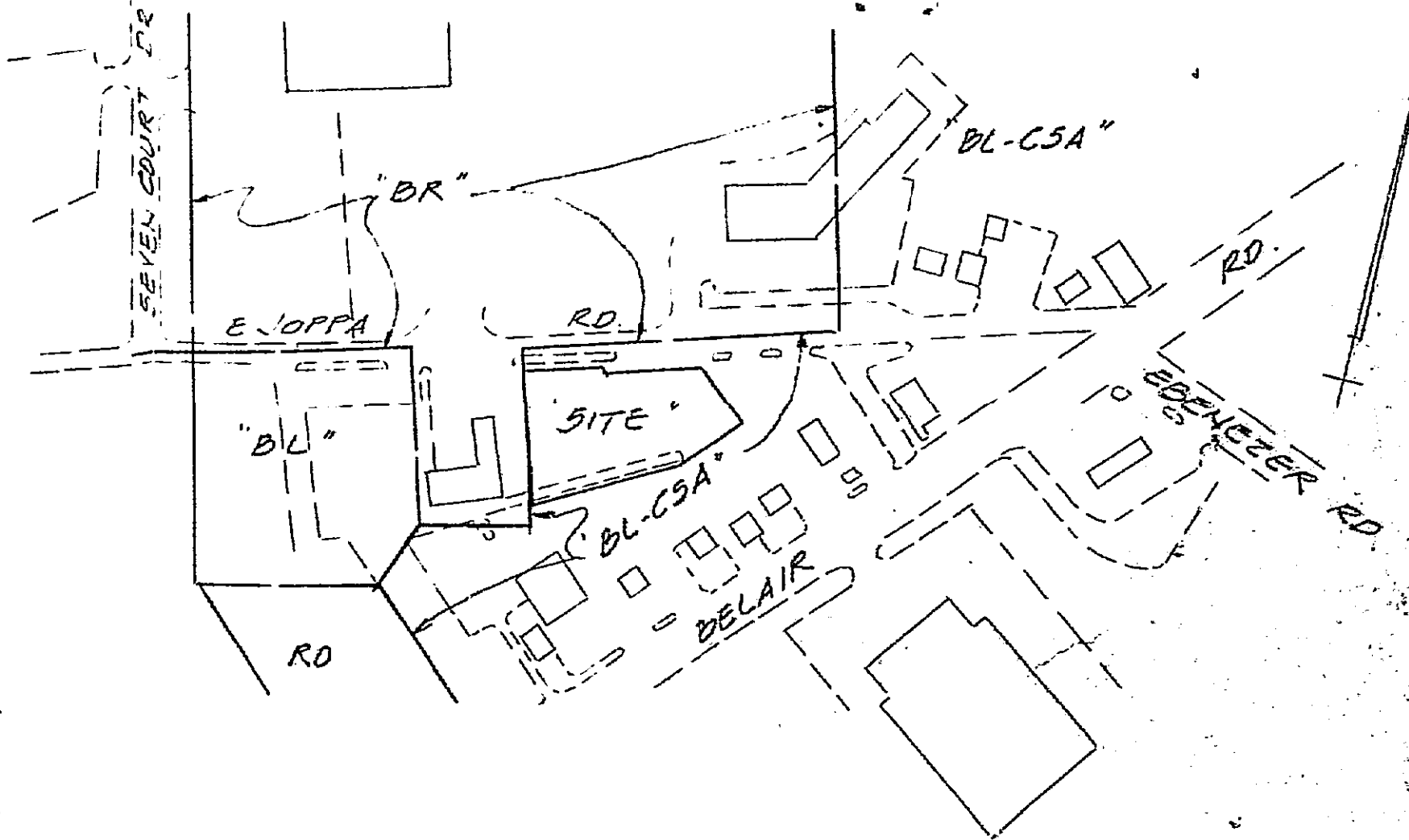
STEEL PIPE
SCALE: 1"=20'



2-FACED SIGN
40.6' S.F. FACE
(TOTAL: 81.2 S.F.)
SCALE: 1"=20'



- RESTRICTIONS CASE #91-247-A
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
 - 2) Petitioner must obtain CRG approval and/or a waiver for the subject site.
 - 3) Prior to the issuance of any permits, Petitioner shall submit a landscaping plan for approval by the Deputy Director of Planning. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits. Said plan shall comply, at a minimum, with the requirements of the Baltimore County Landscaping Manual.
 - 4) Prior to the issuance of any permits, Petitioner shall submit to the Deputy Director of Planning for approval a sign detail which indicates dimension and architectural style of the proposed building.
 - 5) Petitioner shall comply with all other Zoning Plans Advisory Committee comments submitted hereto.
 - 6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LOCATION PLAN
SCALE: 1"=200'

GENERAL NOTES

1. AREA OF PROPERTY = 0.708 AC. (0.868 AC. GROSS)
2. EXISTING ZONING OF PROPERTY = "BL-CSA"
3. EXISTING USE OF PROPERTY = "USA CAP CITY - RETAIL"
4. PROPOSED ZONING OF PROPERTY = "BL-CSA"
5. PROPOSED USE OF PROPERTY = "PROVIDENT BANK BRANCH OFFICE"
6. REQUIRED OFFSTREET PARKING:
2576.53 S.F. @ 33/1000 = 85 = 9 FS
7. NUMBER OF PARKING SPACES SHOWN = 30 FS (INCL. 2 H.C.)
8. PETITIONER IS REQUESTING A VARIANCE TO SECT. 303.2 OF THE BCZC TO PERMIT A FRONT YARD SETBACK OF 22' IN LIEU OF THE REQUIRED 30' (AVER. OF ADJACENT BUILDINGS 30' & 10') A VARIANCE OF 8'.
9. ALL PARKING IS ON MACADAM AND ALL PARKING SPACES WILL BE PERMANENTLY STRIPPED.
10. ANY SIGN(S) SHALL CONFORM WITH SECTION 413 OF THE BCZC AND ALL ZONING POLICIES.
11. MAX. FAR PERMITTED = $0.708 \times 3 = 2.124$, PROPOSED = $2576.53/30840 = 0.08$
12. LANDSCAPE PLAN TO BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY MANUAL & POLICY
13. EXISTING UTILITIES AVAILABLE TO SITE.
14. SETBACK VARIANCE GRANTED 2-20-91 CASE #91-247-A
15. THE PROPOSED ADDITION OF THE ATM BLDG. & DRIVEWAY DOES NOT EFFECT THE REQUIRED AREA FOR LANDSCAPING BASED ON 7% OF THE PARKING AREA.

NOTE:
PROPERTIES TO BE COMBINED
AND RE-RECORDED AS A
SINGLE PARCEL.
PROP # 11-02-067550, DEED 5542-140
PROP # 11-02-067553, DEED 5542-142

OWNER
MICHAEL MARTINO
2316 KINGS ARM DRIVE
FABLSTON, MARYLAND 21047

DEVELOPER
PROVIDENT BANK OF MARYLAND
CALVERT & LEXINGTON STREETS
P.O. BOX 1661
BALT. MDSE. 21202

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE
#4129 & 4133 E. JOPPA ROAD
PROVIDENT BANK OFFICE

ELECT. DIST. 11
COUNCILMANIC DIST. 6
SCALE: 1"=20'

BALTIMORE COUNTY, MD

DEC. 12, 1990

REV. FEB. 27, 1991 REV. PARKING & ADDED NOTE 12

REV. JUNE 25, 1991 ADDED ATM BLDG. & DRIVEWAY

FILED
FEB. 27, 1991
BALTIMORE COUNTY, MD

